

BUDGET LETTER

SUBJECT: ESCALATION OF CONSTRUCTION COSTS FOR STATE FUNDED CAPITAL OUTLAY PROJECTS	NUMBER: BL 16-08
REFERENCES: SAM SECTION 6818	DATE ISSUED: April 22, 2016
	SUPERSEDES: BL 10-15

TO: Agency Secretaries
Department Directors
Department Budget Officers
Department Accounting Officers
Department of Finance Budget Staff

FROM: DEPARTMENT OF FINANCE

Project Cost Estimates and CCCI Escalation Procedures

Consistent with BL 10-15, the Department of General Services (DGS) will continue to publish each month the current California Construction Cost Index (CCCI) data at:

<http://www.dgs.ca.gov/resd/Resources.aspx>

Once on this webpage, click 'Publications' tab, and then select 'California Construction Cost Index (CCCI)' link to get latest monthly data.

Departments must apply the most recently published CCCI when preparing budget packages, preliminary plans, working drawings, or any other required estimates for a given project. These costs shall represent the estimated hard (direct) costs at the time each estimate is prepared. Older estimates may also be updated to reflect actual changes in the CCCI since the previous estimate was prepared.

The CCCI update is calculated by subtracting the published CCCI at the time the last estimate was prepared from the published CCCI at the time the estimate is updated, with the difference divided by the previous CCCI. This calculation will yield a fraction that is then multiplied by the total hard costs to find the CCCI adjustment. Any such CCCI adjustments shall be identified on the project estimate as a distinct line item, immediately following the total direct costs. The CCCI adjusted total direct costs are hereinafter referred to as the Total Current Costs.

Example: An estimate with direct costs of \$10 million is completed in October 2015 at a CCCI of 6114. The estimate was subsequently updated in February 2016 at a CCCI of 6132, an increase of 18 points or 0.3 percent (0.0029). Based on the new CCCI, the direct costs would be increased by \$30,000, for a revised Total Current Costs of \$10,030,000. This amount would then be escalated to the start and midpoint of construction pursuant to the instructions below. These CCCI references are for illustrative purposes only and do not represent actual numbers.

Updating estimates for actual CCCI changes is only allowed if a new estimate is not available. The above CCCI references are used for example only.

Escalation Procedures

The Total Current Costs for each project shall be escalated on a monthly basis *starting from the date the construction estimate was last updated to the projected start and midpoint of construction* at a rate of no more than **0.42** percent. This escalation represents a projected annual increase of no more than 5 percent and is intended to help offset anticipated CCCI increases.

The monthly escalation rate is not to be compounded monthly; instead the escalation to the start of construction is to be calculated by multiplying the number of months estimated between the date the estimate was last updated and the start of construction by the appropriate escalation rate, as specified above. The escalation to the mid-point of construction is calculated in the same manner by dividing the construction period (in months) by two and multiplying that number by the Total Current Costs (not including the escalation to the start of construction).

Example: The same project used in the previous example, with Total Current Costs of \$10,030,000 as of February 2016, is projected to start construction in February 2018, a total of 24 months from the last updated estimate, and end construction in February 2019, 12 months later. Therefore, to calculate the escalation to the start of construction, the Total Current Costs are multiplied by 24 (number of months to start of construction) and 0.0042 (the escalation rate for projects starting construction after December 2011), for a total escalation to the start of construction of \$1,011,000.

The same process would then be used for calculating the escalation to the midpoint of construction. Using the same project as an example, the Total Current Costs of \$10,030,000 would be multiplied by 6 (number of months to the midpoint of construction) and by 0.0042, for an additional escalation of \$253,000, with the product from the escalation to the start of construction (\$1,011,000) and escalation to the mid-point of construction added to the Total Current Costs, for a Total Contracts amount of \$11,294,000.

Note: Departments are required to base their 2017-18 Capital Outlay Budget Change Proposals (COBCPs) on the published CCCI as described above.

Instructions for Projects Not Managed by DGS

The escalation procedures and reporting requirements for projects not managed by DGS are the same as described above, except that alternative fiscal reporting documents may be used, which differ slightly from those used by DGS. However, any alternative fiscal reporting documents must contain substantially the same information as required for DGS managed projects and must be approved by Finance.

For any questions, contact your Capital Outlay budget analyst at (916) 445-9694.

/s/Chris Lief

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